

IMPROVED COMPARABLE SALE

BLOCK 1049 / LOT 17

TYPE OF
PROPERTY: Three-story, 6-flats building

ADDRESS: 2692-98 Bush Street

LOCATION: NE Corner of Bush and Broderick Streets

LOT SIZE: 32.417' x 77.5' LOT AREA: 2512.32 sf

ZONING: R-3

IMPROVEMENTS: 3-story wood-framed Victorian flats building. 3/5's;
3/3's. Church in basement. Concrete foundation. Rustic
exterior. Low stucco facade at base. Lath and plaster
interior. Flat tar and gravel roof. 3 recessed
entrances. Terrazzo steps up. Some hardwood and some
pine floors. 6 baths; 6 circulating gas heaters. Erected
about 1890. Good condition. 2080 sf per floor. Total
finished building area 6240 sf. Total of 24 rooms.

INCOME: 3/5's @ \$135 mo. ea. = \$405
3/3's @ 90 mo. ea. = \$270
Basement church, vacant when sold, now rented for \$100 mo.

EXPENSES: Taxes: \$1,315
Insurance: 75
\$1,390

SOLD: GRANTOR: Thelma Grandison, extr. for estate of
Gertrude M. Bell

GRANTEE: Wesley Whitehead and Actie Dezarn

RECORDED: 10/31/70

PRICE: \$65,000



COMPARABLE SALE

Block 1050/ Lot 8

231065
2 fca.

Type of Property: 2-Story and basement wood frame flats

ADDRESS: 2508 Bush St./ 2508A & 2508 B Bush

LOCATION: N Bush 82.5' W Scott

LOT SIZE: 27.5 x 137.5

AREA: 3,781 sf

ZONING: R-3

IMPROVEMENTS:

2508 Bush St.:

2-Story and basement wood frame flats built about 1900, containing 2 1/4's. Concrete foundation. Unfinished basement. One-car garage. Rustic exterior. Flat tar and gravel roof. Plaster walls and ceilings Pine floors. 2 baths, leg tubs. Poor condition.

1st. Flr: 20' x 46' = 920 sf - 4 rms.

2nd. Flr: 20' x 46' = 920 sf - 4 rms.

1,840 sf 8 rms.

INCOME: 1 @ \$27.50 Mo. = \$27.50

3 @ 30.00 Mo. = 90.00

\$117.50 Mo. or \$1,410 Yr.

EXPENSES: Taxes: \$603.57

Insurance: 70.00

\$673.57

SOLD: GRANTOR: Hib. Bank est. John T. Bisby

GRANTEE: Peter E. Willaims

RECORDED: 1/23/69

PRICE: \$21,600



COMPARABLE SALE

Block 1050/Lot 8

IMPROVEMENTS: 2508A - 2508B Bush:REAR BUILDING

2-Story and basement wood frame flats built about 1895, containing 2/3's. Concrete foundation. Unfinished basement. Rustic exterior. Gable roof composition shingles. Plaster walls and ceilings. Pine floors. 2 baths, leg tubs. Poor condition.

1st. Flr:	25' x 25' =	625	⌘	-	3 rms.
2nd. Flr:	25' x 25' =	625	⌘	-	3 rms.
		1,250	⌘	-	6 rms.

COMPARABLE SALE

APTS

Block 1050/Lot 26

Type of Property: Three story wood framed with full basement apartment house.

ADDRESS: 2655 Pine Street

LOCATION: S/L Pine 172.5' E of divisadero

LOT SIZE: 34' x 137.5' AREA: 4675 sf

ZONING: R-3

IMPROVEMENTS:

Three story wood framed apartment house with full basement. Erected in 1925. 12/3-rm units. 12 baths with recessed tubs and tiled floors. Hardwood floors. Central gas fired steam heat. Rustic exterior. Brick facade in front. Plastered interior. Unfinished basement. 4-car garage in basement. Condition fair.

3 Floors, @ 2470 sf; Total Building Area: 7410 sf

INCOME: 12/3-room units @ \$85 monthly
Total Monthly \$1020 , Annual Gross \$12,240

EXPENSES: Taxes \$2338
Insurance 250 \$2588

SOLD: GRANTOR: Estate of Joseph F. Breen, et al
GRANTEE: Octavio Martinex
RECORDED: 4-24-69
PRICE: \$93,000



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4 AP7

COMPARABLE SALE

Block 1130 / Lot 6

Type of Property: Two-story, four-unit Apartment House

ADDRESS: 1031-33 Broderick Street

LOCATION: W/L Broderick, 110' N of Turk St.

LOT SIZE: 27.5' x 100'

AREA: 2,750 sq

ZONING: R-3

IMPROVEMENTS: Two-story and basement wood frame apartment house. Erected in 1904. 3/3room and 1/2room units, all with leg tub baths. Concrete foundation. Rustic exterior. Plastered interior. Pine floors. Gabled composition shingled roof. Circulating gas heaters. Two stall showers. Unfinished full basement. No garages. Total of 11 principal rooms. Condition fair. Building area: 3,070 sq .

INCOME:	1/2room	\$ 66.50 Mo.	
	1/3room	75.00	
	2/3 room @ \$80	160.00	
		<u>\$301.50 Mo.</u>	\$ 3,618 Annual

EXPENSES:	Taxes	\$793	
	Insurance	<u>120</u>	913
			<u>\$ 2,705 Annual Net</u>

SOLD: GRANTOR: Ellyn Simpson, Aka Broswell

GRANTEE: Attilio Del Curto

RECORDED: 3/10/67

PRICE: \$21,200
On basis of 6.9 x Gross Annual Income
On basis of 12.76% overall capitalization rate
On basis of \$7.71 per sq land and bldg. as improved.



4 APTS

SALE 1130-6

LOCATION: 1031-1033 Broderick Street

PARTIES: Braswell, Ellyn to Del Curto, Attilio

RECORDED: 3/10/67 Reel 124, image 490

ZONING: R-3

I.R.S.: \$23.65

SALES PRICE: \$21,500

LAND SIZE: 27.5 x 100 = 2,750 s.f.

UNIT VALUE: \$7.82/s.f.

IMPROVEMENTS: Four-unit, frame multi-family residential structure

REMARKS: At time of sale, four units were rented at \$60/
mo. or \$240/mo. total

GRM = 90



4 Apt

SALE 1156-22

LOCATION: 834-840 Broderick

PARTIES: Rose M. Homsey to Florence Crittendon Home

RECORDED: 8/30/68 Reel 269, image 947

ZONING: R-4

I.R.S.: \$60.50

SALES PRICE: \$55,000

LAND SIZE: 43.5 x 137.5 = 5,981 s.f.

UNIT VALUE: \$9.20/s.f.

IMPROVEMENTS: Purchased as a four-unit (five rooms each) multiple, each rented @ \$125/mo.

REMARKS: Presently utilized as follows:
1 apt.--room rentals for patients
1 apt.--office for the Home
1 apt.--\$125/mo. rental
1 apt.--vacant

4 @ \$125 = \$500

GRM = 110



Type of Property: 3-Story and basement wood frame apts.

ADDRESS: 1743-53 Golden Gate Ave.

LOCATION: S Golden Gate 204.1 E Broderick

LOT SIZE: 33.33' x 137.5'

AREA: 4,582 sf

ZONING: R-4

IMPROVEMENTS:

3-Story and basement wood frame apartments built in 1905. Contains 12 units, 6/3's and 6/4's. Concrete foundation. Unfinished basement. Rustic exterior. Asbestos shingles front. Flat tar and gravel roof. Plaster walls and ceilings. Pine floors. 12 baths, leg tubs. Gas fired steam heat plant. Good condition.

1st. Flr:	33.333 x 108'	-	383	=	3,217	sf
2nd. Flr:	33.333 x 108'	-	383'	=	3,217	sf
3rd. Flr:	33.333 x 108'	-	383'	=	3,217	sf
					<u>9,651</u>	sf

INCOME: 1 - Manager
6 @ \$540
5 @ 500
\$1,040 Mo. or \$12,480 Yr.

EXPENSES: Taxes: \$1,150
Insurance: 190
\$1,340

SOLD: GRANTOR: Ermano & Thelma Gallegioni & Bruno & Rose
GRANTEE: George R. & Lilly J. Hills
RECORDED: 10/23/67
PRICE: \$86,000



SALE 1156-28

LOCATION: 1743-1753 Golden Gate

PARTIES: Ermanno Gallegioni, et al, to George R. and Lilly J. Hill

RECORDED: 10/23/67 Reel 187, Image 208

ZONING: R-4

I.R.S.: \$39.60

SALES PRICE: \$86,000

LAND SIZE: 33.5 x 137.5 = 4,602 s.f.

UNIT VALUE: \$18.69/s.f.

IMPROVEMENTS: Three-story, frame, 12-unit apartment structure, currently \$105-120 for three rooms--one bedroom and one bath

REMARKS: 6 units @ 105 ea. = 630
4 units @ 115 ea. = 460
2 units @ 120 ea. = 240
\$1330

GRM = 65



